

309 Wardell Street, Enoggera, Qld 4051

Place. **P**

Sold House

Friday, 23 February 2024

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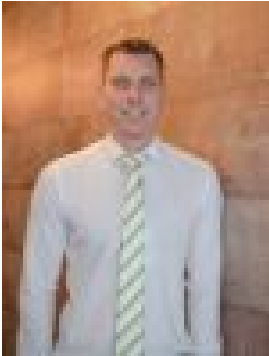
Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 688 m2

Type: House



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Contact agent

Nestled in the heart of Enoggera, is this wonderful opportunity for buyers seeking a fully renovated move-in ready home just 7.5 kilometres to the CBD. Positioned on a generous 688m² allotment, this residence offers a seamless connection between indoor and outdoor living spaces and has been thoughtfully renovated with Queensland family living and entertaining in mind. Upon entering the gabled façade, you will be welcomed by gorgeous traditional features including high ceilings, VJ walls and hardwood timber floors. At the front of the home, you'll find three generously sized bedrooms and one fully renovated bathroom with separate bathtub and shower. A few steps from here is an oversized open plan living, dining and kitchen area which flows out to a large undercover deck which overlooks the sparkling pool and lawn. On the lower level there is a fourth bedroom, study, storage area and bathroom, the ideal space for buyers seeking a dual living arrangement. Promising to impress, the property features an expansive fully fenced yard which features a swimming pool, low maintenance lawn, double secure garage, covered patio and concrete driveway, all surrounded by established landscaping. With wide access down the side of the home, there is also opportunity for storing extra vehicles, a trailer or boat - the options are endless. Situated within minutes to acres of parkland at the Kedron Brook, shops, cafes and being within walking distance to the Enoggera train station, this home is sure to impress. Property Features:

- Open plan living and dining area with soaring high ceilings and timber flooring throughout.
- Gourmet kitchen with gas cooktop, stainless steel appliances, ample cabinetry, integrated dishwasher, servery window, and large island bench with stone benchtops with space for four bench seats.
- Expansive timber deck with ceiling fans, all overlooking the swimming pool and yard.
- Oversized in-ground swimming pool with surrounding glass fencing.
- Three generously sized bedrooms on upper level with ceiling fans.
- Fully renovated main bathroom with separate bathtub and shower.
- Extra-wide driveway down the side of the property, offering multiple storage options for cars, trailers, or boats.
- Lockup secure double garage.
- Covered patio overlooking the swimming pool and deck.
- Built-in study underneath the property.
- Utility space downstairs with full bathroom and additional storage space.
- Split-system air conditioning and ceiling fans throughout.

The suburb of Enoggera is serviced by excellent primary and high schools both public and private, with Hillbrook Anglican School - one of the best performing in the state, Our Lady of the Assumption Catholic Primary School, and Enoggera State School all within walking distance. 309 Wardell Street is also within a 10-minute walk to the Enoggera train station whilst being a short stroll to parklands, children's playgrounds, and shops. This is a great opportunity to secure a superb piece of real estate in a well-regarded suburb. Being bordered by inner city suburbs such as Alderley and Ashgrove, this location is very popular will continue to enjoy capital growth for years to come. For further details on this rare opportunity please contact Matthew Jabs on 0422 294 272 or James Gainford on 0466 900 049.